

AMENDED IN ASSEMBLY APRIL 22, 2009

AMENDED IN ASSEMBLY APRIL 16, 2009

CALIFORNIA LEGISLATURE—2009–10 REGULAR SESSION

ASSEMBLY BILL

No. 498

Introduced by Assembly Member Hayashi

February 24, 2009

An act to *add Section 998.415 to, and to add Chapter 2.8 (commencing with Section 728) to Division 4 of, the Military and Veterans Code, relating to military housing.*

LEGISLATIVE COUNSEL'S DIGEST

AB 498, as amended, Hayashi. Affordable housing: veterans.

Existing law establishes the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types based on the department's California Housing Rehabilitation Program. Existing law authorizes a sponsor, as defined, of a supportive housing development funded by the Multifamily Housing Program, to restrict occupancy of a project to persons with veteran status under specified circumstances.

This bill would require the Department of Veterans Affairs to collaborate with the Department of Housing and Community Development to facilitate the development of multifamily housing for military veterans and their families. The bill would require the department to take action to ensure that if land is donated to the state for the express purpose of providing land for military veterans' housing, or if the department receives funding for a housing project restricted for the use of military veterans, any such housing built on that land, or

using that source of funds, ~~shall, only~~ *may* be used *only* for housing for military veterans.

This bill would also require the department, in collaboration with the Department of Housing and Community Development, not later than July 1, 2010, *and annually thereafter*, to prepare and submit to the Legislature a study evaluating the most effective ways to increase the supply of affordable housing for military veterans and their families, including specified information and recommendations, as prescribed.

This bill would provide for submission of an amendment to the Veterans' Bond Act of 2008 to the voters at the November 2, 2010, statewide general election in accordance with specified law.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares all of the
2 following:

3 (a) Veterans returning from service in Iraq and Afghanistan
4 could increase demand for affordable rental housing.

5 (b) Because rental assistance is not an entitlement, not all
6 veterans who are eligible receive assistance.

7 (c) In 2005, an estimated 2.3 million veteran renter households
8 had low incomes. Further, an estimated 1.3 million, or about 56
9 percent of these low-income veteran households, have housing
10 affordability problems where rental costs exceed 30 percent of
11 household income.

12 (d) California has significantly more low-income veteran renter
13 households than any other state, more than 236,000, or about 10
14 percent of all such households nationwide.

15 (e) More than one-third of low-income veteran renter households
16 include a veteran who is elderly or has a disability.

17 SEC. 2. Section 998.415 is added to the Military and Veterans
18 Code, to read:

19 998.415. *Notwithstanding any other law, the proceeds from*
20 *the issuance of bonds under this act may also be used for purposes*
21 *of making available to veterans affordable, multifamily rental*
22 *housing in a rental housing development, as defined by subdivision*
23 *(d) of Section 50675.2 of the Health and Safety Code.*

1 ~~SEC. 2.~~

2 SEC. 3. Chapter 2.8 (commencing with Section 728) is added
3 to Division 4 of the Military and Veterans Code, to read:

4
5 CHAPTER 2.8. MULTIFAMILY MILITARY HOUSING
6

7 728. (a) The department shall collaborate with the Department
8 of Housing and Community Development to facilitate the
9 development of multifamily housing for military veterans and their
10 families.

11 (b) To the extent permitted under existing state and federal fair
12 housing laws, the department shall take action to ensure that if
13 land is donated to the state for the express purpose of providing
14 land for military veterans' housing, or if the department receives
15 funding for a housing project restricted for the use of military
16 veterans, any housing built on that land, or using that source of
17 funds, ~~shall only be used~~ *may be used only* for housing for military
18 veterans.

19 ~~SEC. 3.~~

20 SEC. 4. (a) The Department of Veterans Affairs, in
21 collaboration with the Department of Housing and Community
22 Development shall, not later than July 1, 2010, *and annually*
23 *thereafter*, prepare and submit to the Legislature, a study evaluating
24 the most effective ways to increase the supply of affordable housing
25 for military veterans and their families.

26 (b) The study required to be prepared pursuant to subdivision
27 (a) shall evaluate and provide recommendations on all of the
28 following:

29 (1) Financing options that may be implemented to create funding
30 and other economic incentives for the development of multifamily
31 housing developments for military personnel and their families,
32 including an analysis of tax incentives and public-private housing
33 development partnerships.

34 (2) Methods of collaborating with nonprofit organizations and
35 members of private industry in the development of low-income
36 and affordable housing for military veterans.

37 (3) Statutory changes that may be necessary to authorize the
38 Department of Veterans Affairs and the Department of Housing
39 and Community Development to, jointly, develop housing projects
40 for military veterans.

1 (4) *The number of veterans who are homeless.*

2 (5) *The number of veterans who are at risk of being homeless.*

3 (6) *The number of veterans who need permanent supportive*
4 *housing.*

5 (7) *Transitional housing needs of the veterans' community.*

6 (8) *Affordable housing needs of the veterans' community.*

7 (9) *Single family housing needs.*

8 (10) *Seniors' housing needs.*

9 (11) *Cost-effectiveness of keeping veterans in private residences*
10 *rather than transferring them to domiciliary-level care in veterans'*
11 *homes.*

12 (c) *The studies under this section shall be funded by the*
13 *administrative funds retained by the department for administration*
14 *of veterans' housing bonds.*

15 SEC. 5. *Sections 2 and 3 of this act shall take effect upon the*
16 *approval by the people as submitted to the voters pursuant to*
17 *Section 6 of this act.*

18 SEC. 6. (a) *Notwithstanding Sections 9040, 9043, 9044, 9061,*
19 *9094, and 13115 of the Elections Code or any other provision of*
20 *law, a ballot measure that sets forth Section 2 and 3 of this act,*
21 *shall be submitted to the voters at the November 2, 2010, general*
22 *election.*

23 (b) *The Secretary of State shall ensure the placement of the*
24 *ballot measure as set forth in Sections 2 and 3 of this act on the*
25 *November 2, 2010, general election ballot, in substantial*
26 *compliance with any statutory time requirements applicable to the*
27 *submission of statewide measures to the voters at a statewide*
28 *election.*

29 (c) *Notwithstanding Section 13115 of the Elections Code,*
30 *Sections 2 and 3 of this act and any other measure placed on the*
31 *ballot by the Legislature for the November 2, 2010, general election*
32 *after the 131-day deadline set forth in Section 9040 of the Elections*
33 *Code shall be placed on the ballot, following all other ballot*
34 *measures, in the order in which they qualified as determined by*
35 *chapter number.*

36 (d) *Notwithstanding Section 9051 of the Elections Code, the*
37 *Attorney General shall prepare and return to the Secretary of State*
38 *a ballot title for the provisions contained in Sections 2 and 3 of*
39 *this act as expeditiously as possible, but not later than two days*
40 *after the effective date of this act.*

1 (e) *The Secretary of State shall include, in the ballot pamphlet*
2 *mailed pursuant to Section 9094 of the Elections Code, the*
3 *information specified in Section 9084 of that code regarding the*
4 *provisions contained in Sections 2 and 3 of this act.*

5 *If that inclusion is not possible, the Secretary of State shall*
6 *publish a supplemental ballot pamphlet regarding those provisions*
7 *to be mailed with the ballot pamphlet. If the supplemental ballot*
8 *pamphlet cannot be mailed with the ballot pamphlet, the*
9 *supplemental ballot pamphlet shall, notwithstanding Section 9094*
10 *of that code, be mailed at least 14 days before the election.*

11 SEC. 7. (a) *Notwithstanding any other law, all ballots at the*
12 *election shall have printed thereon, in a square, the words:*
13 *“Amendment to the Veterans’ Bond Act of 2008” and in the same*
14 *square, under the words, the following in 8-point type: “This act*
15 *provides for an amendment to the bond issued to provide farm and*
16 *home aid for California veterans.” Opposite the square, there*
17 *shall be left spaces in which the voters may place a mark in the*
18 *manner required by law to indicate whether they vote for or against*
19 *the act.*

20 (b) *Notwithstanding Sections 13247 and 13281 of the Elections*
21 *Code, the language in subdivision (a) shall be the only language*
22 *included in the ballot label for the condensed statement of the*
23 *ballot title, and the Attorney General shall not supplement, subtract*
24 *from, or revise that language, except that the Attorney General*
25 *may include the financial impact summary prepared pursuant to*
26 *Section 9087 of the Elections Code and Section 88003 of the*
27 *Government Code. The ballot label is the condensed statement of*
28 *the ballot title and the financial impact summary.*

29 (c) *Where the voting of the election is done by means of voting*
30 *machines used pursuant to law in the manner that carries out the*
31 *intent of this section, the use of the voting machines and the*
32 *expression of the voters’ choice by means thereof are in compliance*
33 *with this section.*

34 SEC. 8. *Notwithstanding Section 9054 of the Elections Code*
35 *or any other law, the translations of the ballot title and the*
36 *condensed statement of the ballot title required pursuant to Section*
37 *9054 of the Elections Code may be made available for public*
38 *examination at a later date than the start of the public examination*
39 *period for the ballot pamphlet, provided that the translations of*

- 1 *the ballot title and the condensed statement of the ballot title must*
- 2 *remain available for public examination for 20 days.*